

**Steve Golden**

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**From:** Julia Weiner <jeweinerpersonal@gmail.com>  
**Sent:** Thursday, July 9, 2020 12:58 PM  
**To:** Steve Golden  
**Cc:** Guido Persicone; Amir Weiner; 1035rayave@gmail.com  
**Subject:** [External Sender]PS re: Letter of support for 1035 Ray Avenue Home Project

Dear Mr. Golden,

We write to call out a typo in our letter for support for Nelson Wong and Nellie Lui's renovation project planned for their home, located at 1035 Ray Avenue, Los Altos.

There was a typo in our original letter, indicating that our agreement to the placement of the A/C units can remain as indicated in their plans - **12 feet** from our fence line (we had mistakenly noted 25 feet in our original letter). We are also satisfied with the Wong/Lui's commitments to install units with the lowest noise generation possible and to install sound barriers around the units.

We would also like to note that we have had subsequent conversations with the Wong/Lui's about the pest abatement on their property. They have committed to addressing the rodent issue before demo and we have discussed that we will work together with their exterminator to determine how best to address the problem. This may not be via tenting as stipulated in our original letter of support, but we have discussed that whatever measures are taken, they will be suitably aggressive and be deployed before demolition begins.

One last note, the pest problem is one that is made worse the longer the structures and the overgrown trees on the property are left standing. If there is a way to expedite the demolition process -

perhaps as a separate and faster process - we would be most appreciative.

Kind regards,  
Amir and Julia Weiner  
1045 Ray Avenue, Los Altos

On Thu, Jun 25, 2020 at 2:19 PM Steve Golden <[sgolden@losaltosca.gov](mailto:sgolden@losaltosca.gov)> wrote:

I have received your correspondence for the project and it will be included in the agenda report for the Design Review Commission.

Regards,

Steve Golden

Senior Planner

City of Los Altos

650-947-2675

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**From:** Julia Weiner <[jeweinerpersonal@gmail.com](mailto:jeweinerpersonal@gmail.com)>

**Sent:** Wednesday, June 24, 2020 6:32 PM

**To:** Steve Golden <[sgolden@losaltosca.gov](mailto:sgolden@losaltosca.gov)>; Guido Persicone <[gpsericone@losaltosca.gov](mailto:gpersicone@losaltosca.gov)>

**Cc:** Amir Weiner <[weiner@stanford.edu](mailto:weiner@stanford.edu)>

**Subject:** [External Sender]Letter of support for 1035 Ray Avenue Home Project

June 24, 2020

Dear Mr. Golden and Mr. Persicone,

We are writing in support of Nelson Wong and Nellie Lui's renovation project planned for their home, located at 1035 Ray Avenue, Los Altos. We are their immediate next-door neighbors at 1045 Ray Avenue.

We have met with Nelson and Nellie in person, via email and via Zoom in the lead up to the initial submission of plans to the Commission and over the past few weeks as they work to amend their plans based on the Commission's feedback. At both junctures, we have welcomed their transparency and willingness to address our concerns and incorporate our input.

The following outlines the points of agreement we have made regarding several areas of concern raised around the architectural and landscaping plans.

### **A/C Units:**

The primary concern we raised related to the sound that would come from the A/C unit near our shared property line. We have requested and Nelson and Nellie have agreed to formally amend their architectural plans in writing to stipulate that the unit facing our property will have a “unit A rating sound level equal to or lower than 58 Db”, to be located no closer than 25 ft from the exterior wall of our home, and have a barrier shield installed on the Wong/Lui’s side of the fence.

### **Rear Balcony**

We support the Wong/Lui’s decision to shrink the balcony on the second floor to a width of 10 feet. Based on the video taken from the height of the proposed structure, there will be little, if any, visibility into surrounding properties, including our own, once the screening plantings referenced below are in place.

### **Fencing:**

We have agreed to split the cost of installing the a permanent fence between our properties 50/50, and that the fence will measure 6 ft and have a 2 ft high lattice extension similar in style to the existing fence surrounding our property. We expect the permanent fence will be erected as soon as the envelope of the house is completed. To ensure the safety of our dogs, a small child and the privacy of our backyard, the Wong/Lui family has committed to erecting a secure temporary fence as soon as possible after the demo phase and through the exterior construction phase until a permanent fence can be erected.

### **Landscaping:**

The Wong/Lui family has committed to installing landscaping that provides the maximum amount of privacy screening between both of our properties, with the understanding that screening the visual pathway from their property to our backyard area at 1045 Ray is of the highest priority. We also expect that all screening planting, trees, and other plantings will be planted on the Wong/Lui’s property.

We feel that the landscaping plan adequately addresses privacy screening from all angles of their structure that could potentially intrude on our property. We are in support of large, mature trees to replace the existing trees at the property which have not been taken care of properly and have given way to pests. We support the sizes and varieties of trees that the homeowners are proposing and understand there may be some time before the trees are fully mature.

### **Pest Abatement:**

Related to the persistent pest issues on the property, we have also agreed with the Wong/Lui’s that prior to demolition, the current buildings on the property will be tented and appropriate extermination methods deployed to deal with the chronic rodent problem that has persisted for decades on the property. Based on previous experience with similar remodels on our block, we feel strongly that all measures should be taken in advance of demolition to mitigate as much as possible the transfer of rodents to adjacent properties.

Finally, we wish to underscore that we are quite pleased with the reasonable scale, engaging design, and thoughtful planning of this project. We believe the Wong/Lui project will bring enhanced value to our street and community. The current property has long been an eyesore on our street and has been vacant for over a year. We therefore strongly endorse the Commission’s expedited final review and approval process.

Yours truly,

Amir Weiner and Julia Erwin-Weiner